WARRANTY DEED

Karen Johnson Davidson County
Batch# 606581 DEEDWARR
04/05/2021 10:41:49 AM 2 pgs
Fees: $13.00 Taxes: $958.30

20210405-0043771

STACEY D. JENNIFER WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC

File No.: RES-21-920

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/3/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Shahdanian and Patricia Shahdanian		094 16 0E 090.00 CO
(NAME)	(NAME)	
~~920 Spence Enclave Court – Nashville, TN 37210~~ 157 Cavalcade Drive Franklin, Tennessee 37069	Homestead Funding Corp. dba McGlone Mortgage Group 8 Airline Drive, Albany, NY 12205	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **RHETA JAYNE ROGERS AND HUSBAND, JON S. ROGERS**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MARK SHAHDANIAN AND PATRICIA SHAHDANIAN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Number 90, on the Plan of Spence Enclave Townhomes, a planned unit development, of record in Instrument Number 20061115-0141672, amended in Instrument Numbers 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102 and 20100427-0031915, and by Scrivener's Affidavit and Correction Instrument of record in Instrument Number 20100428-0032407, and amended in Instrument Number 20121116-0105801, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Rheta Jayne Rogers and husband, Jon S. Rogers, by Warranty Deed from R.J. York Homes, LLC, a Tennessee limited liability company, dated March 28, 2013, recorded April 2, 2013, in Instrument No. 20130402-0032470, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 920 Spence Enclave Court, Nashville, TN 37210
(House Number) (Street) (City or Town) (State) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 31st day of March, 2021

Rheta Jayne Rogers

Jon S. Rogers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2021, before me personally appeared Rheta Jayne Rogers and Jon S. Rogers, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of March, 2021.

Notary Signature
My commission expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY